

North Linden Area Commission Zoning Committee Meeting Agenda. May 11, 2023

Call to order

Approval of agenda

Approval of minutes from meeting on April 19, 2023

Draft minutes:

<https://f.benlk.com/nlac-zoning/2023-04-report-draft-1.pdf>



Discussion of the Zone In Meetings

Zoning code update website, “Zone In Columbus”:

<https://www.columbus.gov/zoningupdate/>



Variance CV23-038 / 2877 Cleveland Avenue

The Zoning Committee will not vote on this application this month.

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=23LAC&capID2=00000&capID3=00445&agencyCode=COLUMBUS&IsToShowInspection=>



Applicant The Hardy Center on behalf of property owner Rosemary Foster, and agent Brian Szuch of PH7 Architects, seek to build a large garage to hold the Hardy Center’s transfer vans. This construction would join two small lots and face onto an alley, This construction requires the following variances:

1. 3332.035: in an R-3 Residential district, permit transfer bus parking for off-site use.
2. 3312.035: in an R-3 Residential district, permit parking of transfer buses on a residentially-zoned lot.
3. 3332.04 A 4: in an R-3 Residential district, permit construction of a principle building on a lot narrower than 50’. The lots in question are each 47’ by 50’; the combined lot is 100’ by 47’.
4. 3332.13: Permit a principle building to be constructed on a lot less than 5,000 square feet in area in an R-3 Residential district. The lot is 4700 square feet.
5. 3332.27: Permit a principle building to be constructed with a rear yard totaling less than 25% of the total lot area. The garage will mostly cover the lot; it’s 30’; wide and 65’ long, with a driveway apron and setbacks on all sides.. The property on the south and west sides is an empty lot; on the north are two houses.
6. 3332.19: Permit a principle building to be built facing an alley. The lot geometry is such that there is no alternative, to opening onto an alley,

and other garages on this stretch open onto that same alley.

Budget Discussion

What are the Zoning Committee's budget needs for the 2023-2024 fiscal year?

Summer Meeting Locations

Where will the Zoning Committee meet in June, July, and August, when the Linden Community Center closes early?

Announcements

The next meeting of the North Linden Area Commission will be May 18, 2023, at 6:30 p.m., at the Linden Community Center

The next meeting of the Zoning Committee is anticipated to be June 15, 2023, time and location to be announced.

The city Zone In Advisory Committee meets monthly; details are posted on the Zone In Columbus website: <https://www.columbus.gov/zoningupdate/>



The city's zoning code update meetings begin in May; the schedule is posted on the Zone In Columbus website, under "How to Engage". The following topic-specific "Zone In On" meetings have been announced:

- **Our Main Streets** - Are mixed-use "main streets" an answer to equitable growth in Columbus? On **May 16**, 2023, 6 PM - 7:30 PM @ City of Grace, 3350 Allegheny Ave Columbus OH 43209
- **Development** - How can modernized zoning support better development in Columbus? On **May 24**, 2023, 6 PM - 7:30 PM @ Linden Community Center, 1350 Briarwood Ave, Columbus OH 43211
- **Our Main Streets** - Are mixed-use "main streets" an answer to equitable growth in Columbus? On **May 31**, 2023, 6 PM - 7:30 PM @ Schiller Community Center, 1069 Jaeger St Columbus OH 43206
- **My Business** - How can modernized zoning support the success of my business? On June 8, 2023. Virtual - More information to come

ODOT will hold virtual and in-person meetings on May 25 regarding the addition of "SmartLanes" to I-71 between I-670 and I-270 on the North Side. The virtual meeting will be at noon; the in-person meeting from 6 p.m. at the Linden Community Center. Additional details at <https://publicinput.com/x2577>



Close of meeting